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A BILL
24-441

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend, on a temporary basis, the District of Columbia Housing Authority Act of 1999 to establish a temporary Stabilization and Reform Board to govern the District of Columbia Housing Authority (“DCHA”) and to require that the Board and the Executive Director of DCHA take specific actions to reform and revitalize the operations of DCHA.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this

Act may be cited as the “District of Columbia Housing Authority Stabilization and Reform Temporary Amendment Act of 2023”.

Sec. 2. The District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 et seq.), is amended as follows:

(a) Section 2 (D.C. Official Code § 6-201) is amended as follows:

(1) Paragraph (6) is amended by striking the phrase “Board of Commissioners” and inserting the phrase “Stabilization and Reform Board” in its place.

(2) Paragraph (12) is repealed.

(3) A new paragraph (17A) is added to read as follows:

“(17A) “Dwelling unit” means any room or group of rooms located within a residential or mixed-use building and forming a single unit that is used or intended to be used for living, sleeping, and the preparation and eating of meals.”.

28 (b) Section 10(h) (D.C. Official Code § 6-209(h)) is amended as follows:

29 (1) Strike the phrase “or Commissioner of the Authority” and insert the phrase
30 “member of the Board, or member of the former Board of Commissioners” in its place.

31 (2) Strike the phrase “a Commissioner” and insert the phrase “a member of the
32 Board, member of the former Board of Commissioners,” in its place.

33 (c) New sections 11a, 11b, and 11c are added to read as follows:

34 “Sec. 11a. Stabilization and Reform Board.

35 “(a) The Authority shall, from and after the date set forth in subsection (i) of this section,
36 be governed by a Stabilization and Reform Board, which shall consist of the following members:

37 “(1) The following 9 voting members, each of whom shall be a resident of the
38 District:

39 “(A) One member with experience in housing development or operations;

40 “(B) One member with experience in affordable housing development,
41 operations, or finance;

42 “(C) One member with knowledge of federal housing law and regulation;

43 “(D) One member with experience in capital project financing;

44 “(E) One member who is a resident of a property owned, operated, and
45 managed by the Authority;

46 “(F) One member with experience as a voucher holder;

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47 “(G) The current Executive Director of the Interagency Council on
48 Homelessness;

49 “(H) The Director of the District’s Office of Budget and Performance
50 Management; and

51 “(I) One member with experience in government procurement;

52 “(2) The Chief Financial Officer, or a designee of the Chief Financial Officer who
53 is an employee of the Office of the Chief Financial Officer, who shall serve as a non-voting
54 member; and

55 “(3) The President of the City-Wide Resident Advisory Board, who shall serve as
56 a non-voting member.

57 “(b)(1) Except as provided in paragraph (2) of this subsection and subsections (c) and
58 (f)(1) of this section, each member of the Stabilization and Reform Board shall be appointed by
59 the Mayor, with the advice and consent of the Council pursuant to section 2(e) of the
60 Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-
61 523.01(e)).

62 “(2) The Director of the District’s Office of Budget and Performance
63 Management and the Chief Financial Officer, or the Chief Financial Officer’s designee, shall
64 serve as members of the Stabilization and Reform Board by virtue of their incumbency in the
65 position of Director of the District’s Office of Budget and Performance Management and Chief
66 Financial Officer or employee of the Office of the Chief Financial Officer.

67 “(c) Notwithstanding subsection (b) of this section, the Mayor may appoint the following
68 individuals to the Stabilization and Reform Board without the advice and consent of the Council
69 pursuant to section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-
70 142; D.C. Official Code § 1-523.01(e)):

71 “(1) Raymond A. Skinner, to fill the Board seat described in subsection (a)(1)(A)
72 of this section and to serve as chairperson of the Stabilization and Reform Board;

73 “(2) James M. Dickerson, to fill the Board seat described in subsection (a)(1)(B)
74 of this section;

75 “(3) Christopher Murphy, to fill the Board seat described in subsection (a)(1)(C)
76 of this section;

77 “(4) Melissa Lee, to fill the Board seat described in subsection (a)(1)(D) of this
78 section;

79 “(5) Denise Blackson, to the fill the Board sear described in subsection (a)(1)(E)
80 of this section;

81 “(6) Ronnie Harris, to fill the Board seat described in subsection (a)(1)(F) of this
82 section;

83 “(7) Theresa Silla, to fill the Board seat described in subsection (a)(1)(G) of this
84 section; and

85 “(8) Katrina D. Jones, to fill the Board seat described in subsection (a)(1)(I) of
86 this section.

87 “(d) The members of the Stabilization and Reform Board referred to in subsection
88 (a)(1)(A) through (I) of this section shall each serve for one term of 2 years or until the Board
89 sunsets; provided, that each such member may continue to serve until a successor board assumes
90 the responsibilities of the Stabilization and Reform Board; provided further, that in the event of a
91 vacancy in the seat of such a member of the Board, the Mayor may appoint a member, pursuant
92 to subsection (b)(1) of this section, to serve the remainder of the unexpired term or until a
93 successor board assumes the responsibilities of the Stabilization and Reform Board.

94 “(e) Upon a vacancy in the position chairperson of the Stabilization and Reform Board,
95 the Mayor shall designate a chairperson from among the members of the Stabilization and
96 Reform Board referred to in subsection (a)(1)(A) through (I) of this section.

97 “(f)(1) Upon a vacancy of any seat of the Stabilization and Reform Board, the Mayor
98 shall nominate a replacement who meets the qualifications of the vacant seat pursuant to
99 subsection (a)(1) of this section; provided, that this shall not apply to the seat established by
100 subsection (a)(1)(A) of this section. If the seat established by subsection (a)(1)(A) of this section
101 becomes vacant, the Council shall appoint a successor.

102 “(2) A Mayoral nomination shall be submitted to the Council pursuant to
103 subsection (b)(1) of this section.

104 “(g)(1) The Stabilization and Reform Board shall meet at least 10 times per year. All
105 meetings of the Stabilization and Reform Board shall be open to the public, except as may

106 otherwise be authorized by the Open Meetings Act, effective March 31, 2011 (D.C. Law 18-350;
107 D.C. Official Code § 2-571 et seq.).

108 “(2) All regular meetings of the Board must be publicized through a notice,
109 published in the District of Columbia Register one week prior to the meeting that contains the
110 date, time, and location of the meeting.

111 “(3) Each regular meeting shall provide for a period of public comments, which
112 shall not be limited in time, except that the time allowed for each individual speaker may be
113 reasonably limited.

114 “(h) For the purposes of taking any official action, a quorum of the Stabilization and
115 Reform Board shall consist of 5 members

116 “(i) The Stabilization and Reform Board established by this section shall assume
117 authority from the Board of Commissioners established by section 12, and the Board of
118 Commissioners shall be dissolved, upon the swearing in of at least 5 members of the
119 Stabilization and Reform Board.

120 “(j) The Authority shall provide to the Stabilization and Reform Board at least 2 full-time
121 employees who are qualified to provide legal and policy research as requested by members of the
122 Board. Except as otherwise provided by law, a full-time employee provided to the Board
123 pursuant to this subsection shall not share with employees of the Authority information about
124 research performed for a Board member, unless the member of the Board authorizes sharing of
125 information.

126 “Sec. 11b. Reform activities.

127 “(a) Within 15 days after the end of each calendar quarter, the Executive Director shall,
128 after submission to the Stabilization and Reform Board and the City-Wide Resident Advisory
129 Board, submit a report to the Mayor and the Council that describes the progress of the Authority
130 in:

131 “(1) Addressing and remediating the issues identified by the U.S. Department of
132 Housing and Urban Development in its 2022 assessment of the Authority (the “HUD DC001
133 Assessment”);

134 “(2) Developing and implementing a plan to expedite the leasing of dwelling units
135 owned, operated, or managed by the Authority;

136 “(3) Identifying individual dwelling units within Housing Properties of the
137 Authority that are in a substandard condition and improving the condition of such units to a state
138 of good repair;

139 “(4) Developing and implementing a plan for the maintenance, in an ongoing state
140 of good repair, of Housing Properties of the Authority and individual dwellings units within
141 those Housing Properties;

142 “(5) Improving the management of the wait list for dwelling units within Housing
143 Properties of the Authority;

144 “(6)(A) Reviewing and developing recommendations for improvements of the
145 Authority’s:

146 “(i) Capital and operating budgets;
147 “(ii) Capital and operating expenditures;
148 “(iii) Accounting and fiscal management systems, controls and
149 procedures; and
150 “(iv) Contracting and procurement systems, controls, and
151 procedures.

152 “(B) Requirements of this paragraph are subject to review by the Chief
153 Financial Officer measured against industry and government standards and best practices; and

154 “(7) Meeting the training requirements established by sections 12(h) and 14(d).

155 “(b) In addition to the requirements of subsection (a) of this section, the Executive
156 Director shall submit to the Council any updated policies, procedures, and reports provided to the
157 United States Department of Housing and Urban Development as outlined in the Authority’s
158 “Response to the U.S. Department of Housing and Urban Development’s March 2022 On-Site
159 Assessment Report,” published on November 29, 2022. Such policies, procedures and reports
160 shall be submitted no later than 48 hours after submission to the United States Department of
161 Housing and Urban Development.

162 “(c) The Stabilization and Reform Board shall:

163 “(1) Review the progress of the Authority in addressing the findings and
164 recommendations in the HUD DC001 Assessment each month;

165 “(2) Schedule and complete at least 4 listening sessions, 1 in each quadrant, to
166 hear from public housing residents about concerns and experiences by May 2023;

167 “(3) At least once a quarter, invite the City-Wide Resident Advisory Board to
168 report to the Board on any topics of interest or concerns, and respond to the concerns of the City-
169 Wide Resident Advisory Board in writing, no later than 45 days following the quarterly meeting;
170 and

171 “(4) Provide recommendations to the Mayor and the Council by July 1, 2024, for
172 the structure of a successor Board of Directors to govern the Authority on an ongoing basis.

173 “(d) If requested by the Council, a quorum of members of the Stabilization and Reform
174 Board shall attend a Council oversight hearing on the Authority and provide testimony.

175 “(e) A quorum of members of the Stabilization and Reform Board shall be present at each
176 listening session held pursuant to subsection (c)(2) of this section.

177 “Sec. 11c. City-Wide Resident Advisory Board.

178 “(a) The Authority shall establish and implement a comprehensive training program for
179 members of the City-Wide Resident Advisory Board with the goal of enabling tenant members to
180 participate fully in the oversight of the housing authority’s operation and capital planning. The
181 Authority shall develop the training program in consultation with public housing residents and
182 public housing industry professional organizations.

183 “(b)(1) The City-Wide Resident Advisory Board shall be provided access to trainings
184 referenced in section 12(h)(1) and (2).

185 “(2) Additionally, the Authority shall provide training on relevant federal and
186 District laws, leadership development, communication, and negotiations.

187 “(c) The Authority shall provide a copy of resolutions on the agenda for consideration by
188 the Stabilization and Reform Board to the City-Wide Resident Advisory Board at least 24 hours
189 prior to the scheduled date and time of the Stabilization and Reform Board meeting at which the
190 resolution will be considered.

191 “(d) The Authority shall seek and consider the input of the City-Wide Resident Advisory
192 Board when a policy or program change affects residents.”.

193 (d) Section 12 (D.C. Official Code § 6-211) is amended as follows:

194 (1) The section heading is amended to read as follows:

195 “Sec. 12. Additional Board provisions.”.

196 (2) Subsections (a), (b), (c), (e), (f), (g), (i), (j), (k), (l), (m), (n), (o), (p), (q),
197 (v)(3), and (w) are repealed.

198 (3) Subsection (r) is amended by striking the phrase “No Commissioner” and
199 inserting the phrase “No member of the Board” in its place.

200 (4) Subsection (s) is amended by striking the phrase “Commissioners shall” and
201 inserting the phrase “Each member of the Board referred to in section 11a(a)(1)(A) through (I)
202 shall” in its place.

203 (5) Subsection (u) is amended by striking the phrase “any Commissioner” and
204 inserting the phrase “any member of the Board” in its place.

205 (e) Section 14 (D.C. Official Code § 6-213) is amended as follows:

206 (1) Subsection (c) is amended by striking the phrase “direction and supervision”
207 and inserting the word “oversight” in its place.

208 (2) A new subsection (e) is added to read as follows:

209 “(e) As part of the process of selecting an Executive Director, the Board shall seek and
210 consider the input of public housing residents, voucher holders, and the resident advisory board
211 for the Authority.”.

212 (f) Section 21 (D.C. Official Code § 6-220) is amended as follows:

213 (1) The section heading is amended by striking the phrase “Board of
214 Commissioners” and inserting the word “Board” in its place.

215 (2) Subsection (a) is amended by striking the phrase “each Commissioner” and
216 inserting the phrase “each member of the Board” in its place.

217 (3) Subsection (b) is amended as follows:

218 (A) Strike the phrase “as a Commissioner” and insert the phrase “as a
219 member of the Board or a member of the former Board of Commissioners” in its place.

220 (B) Strike the phrase “former Commissioner” and insert the phrase
221 “former member of the Board or former member of the former Board of Commissioners” in its
222 place.

223 (C) Strike the phrase “as Commissioner” and insert the phrase “as a
224 member of the Board or a member of the former Board of Commissioners” in its place.

225 (D) Strike the phrase “any former Commissioner” and insert the phrase
226 “any former member of the Board or former member of the former Board of Commissioners” in
227 its place.

228 (4) Subsection (c) is amended by striking the phrase “any Commissioner” and
229 inserting the phrase “any member of the Board” in its place.

230 (g) Section 26g(b)(2)(C) (D.C. Official Code § 6-232(b)(2)(C)) is amended by striking
231 the phrase “resident commissioner and to vote for candidates for resident commissioner to serve
232 on the Board, as provided in section 12” and inserting the phrase “resident commissioner” in its
233 place.

234 Sec. 3. Conforming amendment.

235 Section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142;
236 D.C. Official Code § 1-523.01(e)), is amended by adding a new paragraph (27A) to read as
237 follows:

238 “(27A) The Stabilization and Reform Board of the District of Columbia Housing
239 Authority, established by section 11a of the District of Columbia Housing Authority Act of 1999,
240 passed on 2nd reading on January 3, 2023 (Enrolled version of Bill 24-1145);”.

241 Sec. 4. Fiscal impact statement.

242 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact
243 statement required by section 4a of the General Legislative Procedures Act of 1975, approved
244 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

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245 Sec. 5. Effective date.

246 (a) This act shall take effect following approval by the Mayor (or in the event of veto by
247 the Mayor, action by the Council to override the veto), a 30-day period of congressional review
248 as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
249 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
250 Columbia Register.

251 (b) This act shall expire after 225 days of its having taken effect.